



City of Colorado Springs

Regular Meeting Agenda - Final-revised City Council

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

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Tuesday, October 14, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

How to Comment on Agenda Items

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4B. First Presentation:

4B.A. [25-534](#)

City Council Regular Meeting Minutes September 23, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[9-23-2025 City Council Meeting Minutes Final.pdf](#)**4B.B. [25-229](#)**

A Resolution Authorizing the Acquisition of Real Property,
Permanent Easements, and Temporary Easements using PPRTA
funds for the Tutt Boulevard Extension: Dublin Boulevard to
Templeton Gap Road Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works
Director

Kellie Billingsley, Real Estate Services Manager

Attachments:[1 JE Martin - Location Map](#)[2 JE Martin - Resolution.docx](#)[3 JE Martin - Exhibit A and B](#)[4 JE Martin - Exhibit C and D](#)[5 JE Martin - Exhibit E and F](#)[6 JE Martin - Exhibit G and H](#)[7 JE Martin - Exhibit I and J](#)[8 JE Martin - Exhibit K and L](#)[9 JE Martin - Presentation](#)

4B.C. [25-462](#)

A Resolution of the City of Colorado Springs approving an amended and restated Service Plan for the Bradley Ranch Metropolitan District located generally southeast of the intersection of Old Ranch Road and North Union Boulevard.

Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[BradleyRanchServicePlan-RES-2025-09-15](#)

[Comparison to Model Service Plan](#)

[Exhibit_1_Amended&Restates_BradleyRanchMD_ServicePlan](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[Exhibit C District Boundary Map](#)

[Exhibit D 2024 Financial Statements 12-31 \[Audited\]](#)

[Exhibit E Permitted Services](#)

[Petitioner Cover Memo Bradley Ranch MD](#)

[Resolution 130-06 Approved Service Plan](#)

4B.D. [25-463](#)

Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Ellston Park Metropolitan District Senior Limited Tax General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds, Series 2025, in the estimated principal aggregate amount of \$4,000,000.

Council District # 1

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[EllstonVillage MD Debt Issuance Resolution](#)
[Exhibit A Preliminary Plan of Finance Bond Documents](#)
[Exhibit B Signed Bond Resolution](#)
[Exhibit B Unsigned Bond Resolution Ellston Park MD](#)
[Exhibit C List of Public Improvements & Cost](#)
[Exhibit D Certificate of External Financial Advisor](#)
[Exhibit E1 Senior Bond Form Series 2025A](#)
[Exhibit E2 Subordinate Bond Form Series 2025B](#)
[Exhibit F1 Senior Indenture Series 2025A](#)
[Exhibit F2 Subordinate Indenture Series 2025B](#)
[Exhibit G1 Series 2025A Bond Opinion - Ellston Park MD 2025](#)
[Exhibit G2 Series 2025B Bond Opinion - Ellston Park MD 2025](#)
[Exhibit H Opinion Letter General Counsel - Ellston Park MD - Series 2025](#)
[Exhibit I Approved ServicePlan Signed Resolution 81-21](#)
[Exhibit J Approved Development Plan](#)
[Petitioner EllstonPark MD Bond Issuance Cover Memo](#)
[EllstonPark MD Bond Issuance Staff Presentation](#)

4B.E. [ZONE-25-0013](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with conditions of record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). (Quasi-Judicial - 1st Reading only to set the public hearing for October 28th, 2025)

Related Files: N/A
Council District # 6

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[ZONE-25-0013 Ordinance](#)

[ZONE-25-0013 Staff Report v2](#)

[Attachment 1- CPC CU 02-00184-A2MN12](#)

[Attachment 2 - Ordinance 82-15](#)

[Attachment 3 - Land Use Statement](#)

[Attachment 4 - Project Statement](#)

[Attachment 5 - Exhibit A Legal Description](#)

[Attachment 6 - Exhibit B Zone Change Map](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

5. Recognitions**5.A. [25-553](#)**

Est. Time: 10
minutes

A Resolution recognizing October 2025 as Arts Month in the Pikes Peak Region

Presenter:

Nancy Henjum, Councilmember District 5

Attachments:

[Arts Month in the Pikes Peak Region 2025](#)

- 5.B. [25-561](#) A Resolution Honoring The U.S. Senate's Designation Of October 14, 2025, As National Day Of Remembrance For Charlie Kirk, Recognizing The Importance Of Protecting Free Speech, Encouraging Open Dialogue, And Condemning Political Violence.
- Est. Time:** 10 minutes

Presenter:
Brandy Williams, Councilmember District 3

Attachments: [Resolution Honoring National Remembrance Day for Charlie Kirk](#)

- 5.C. [25-516](#) City Council Appointments to Boards, Commissions, and Committees
- Est. Time:** 10 minutes

Presenter:
Lynette Crow-Iverson, Council President and Councilmember At-Large

Attachments: [10142025 Boards Commissions and Committees Appointment](#)
[10142025 City County Drainage Board Packet](#)
[10142025 Fire Board of Appeals Packet](#)
[10142025 Planning Commission Packet](#)
[10142025 Stormwater Advisory Committee](#)

6. Mayor's Business

- 6.A. [25-562](#) Updates from the Mayor's Office Representative
- Est. Time:** 10 minutes
- Presenter:
Jamie Fabos, Chief of Staff

7. Items Called Off Consent Calendar

8. Unfinished Business

9. Utilities Business

- 9.A.** [25-552](#) Public Hearing for the Consideration of Colorado Springs Utilities' 2026 Rate Case, consisting of: Resolutions Setting Certain Electric Rates Within the Service Areas of Colorado Springs Utilities, Certain Changes to Electric Rate Schedules, Accepting Conclusions and Recommendations Concerning the Public Utilities Regulatory Policy Act Standards, Certain Changes to Utilities Rules and Regulations and the Open Access Transmission Tariff, and Adopting the Transmission Formula Rate, Initial Rates, and Implementation Protocols for Colorado Springs Utilities' Transmission Owner Filing.
- Est. Time:** 20 minutes

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[10-14-2025 CC Agenda Memo-2026 Rate Case Hearing](#)
[Rate Hearing Agenda-2026 Rate Case 10-14-25](#)
[City Attorney Instructions-2026 Rate Case 10-14-2025](#)
[Issues For Decision-2026 Rate Case \(002\).doc](#)

- 9.B.** [25-554](#) An Ordinance Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Colorado Springs Utilities' Annual Budget for the Year Ending December 31, 2026
- Est. Time:** 1 hour

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[10-14-2025 CC Memo - 2026 Budget App](#)
[CSU-2026Budget-ORD-2025-09-24](#)

- 9.C.** [25-555](#) An Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2026
- Est. Time:** 1 hour

Attachments:

[10-14-2025 2026 Sources and Uses for City Council](#)
[10-14-2025 CC Memo - 2026 Sources of Funds App](#)
[CSU-2026SourceFunds-ORD-2025-09-24](#)

10. New Business

11. Public Hearing

North Gate Boulevard Addition No. 10 Annexation**Estimated Time: 15 minutes****11.A. [ANEX-25-0001RF](#)**

A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as North Gate Boulevard Addition No. 10 Annexation.
(Legislative)

Council District #2 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[ResFindofFact_North Gate Blvd Add No. 10](#)

[Exhibit A - Legal Description North Gate Addition No 10.pdf](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

11.B. [ANEX-25-0001](#)

An Ordinance annexing into the City of Colorado Springs the area known as North Gate Boulevard No. 10 Annexation consisting of 0.33 acres located south of the intersection of North Gate Boulevard Struthers Road.
(Legislative)

Council District #2 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Annexation Ordinance - North Gate Blvd Add No 10 Annexation](#)

[Exhibit A - Legal Description North Gate Addition No 10](#)

[Staff Report North Gate Boulevard Addition No 10 TPB](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Legal Description](#)

[Attachment 5 - Petition for Annexation](#)

[7.5.701 ANNEXATION OF LAND](#)

Miller Downs at Wyoming Lane Addition No. 1 Annexation **Estimated Time: 45 minutes**

11.C. [ANEX-24-0016RF](#)

A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Miller Downs at Wyoming Lane Addition No. 1 Annexation.

(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[ResFindofFact_Miller Downs at Wyoming Lane](#)

[Exhibit A - Legal Description-Miller Downs at Wyoming Lane Addition No. 1.pdf](#)

[Exhibit B- Miller Downs at Wyoming Lane Add No 1 Annexation Agreement](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

11.D. [ANEX-24-0016](#)

An Ordinance annexing into the City of Colorado Springs the area known as Miller Downs at Wyoming Lane Addition No. 1 Annexation consisting of 21.37 acres located at 7020 Wyoming Lane.

(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[Annexation Ordinance - Miller Downs at Wyoming Lane Annexation](#)

[Exhibit A - Legal Description-Miller Downs at Wyoming Lane Addition No. 1](#)

[Staff Memo Miller Downs at Wyoming Lane TPB](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Petition for Annexation](#)

[Attachment 5 - Zone Exhibit A and B](#)

[Attachment 6 - Land Use Plan](#)

[Attachment 7 - Fiscal Analysis](#)

[Attachment 8 - Mineral Estate Affidavit](#)

[Attachment 9 - Public Comments](#)

[Attachment 10 - Public Input Response Letter](#)

[Miller Downs Additional public comments](#)

[7.5.701 ANNEXATION OF LAND](#)

[Miller Downs - CPC 8 13 2025 Minutes Excerpt](#)

[09292025 City Council Regular Meeting - Miller Downs](#)

11.E. [ZONE-25-0015](#)

An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 21.37 acres establishing a R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district located at 7020 Wyoming Lane.

(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Zoning Ordinance Miller Downs at Wyoming Lane.docx](#)

[Exhibit A - Miller Downs at Wyoming Lane Legal Description](#)

[Exhibit B - Miller Downs at Wyoming Lane Exhibit](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

11.F. [LUPL-25-0006](#)

Establishing the Miller Downs Land Use Plan for proposed residential use consisting of 21.37 acres located at 7020 Wyoming Lane.

(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Miller Downs Land Use Plan updated](#)

[7.5.514 LAND USE PLAN](#)

12. Added Item Agenda**13. Executive Session**

14. Following adjournment of the Regular City Council meeting, City Council shall reconvene as the Board of Directors of the Briargate General Improvement District 2021 for action on the following item:

14.A. [25-447](#)**Est. Time:** 5 min

Request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Briargate General Improvement District 2021 Budget and to advertise as required by law

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[NOTICE OF PUBLIC HEARING Briargate GID 2021-2026 Bud](#)
[2026 Briargate GID 2021 Budget](#)

15. Following adjournment of the Board of Directors of the Briargate General Improvement District 2021, City Council shall reconvene as the Board of Directors of the Marketplace at Austin Bluffs General Improvement District for action on the following item:

15.A. [25-451](#)**Est. Time:** 5

Request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Marketplace at Austin Bluffs General Improvement District Budget and to advertise as required by law

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[NOTICE OF PUBLIC HEARING Marketplace at Austin Bluffs GID_10 14_25](#)
[MAB GID 2026 Budget](#)

16. Following adjournment of the Board of Directors of the Marketplace at Austin Bluffs General Improvement District , City Council shall reconvene as City Council

17. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

18. Adjourn